



# The Grove At Miramar

Miramar Boulevard and Flamingo Road | FL 33025

25.983928, -80.311236

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**HORIZON**  
PROPERTIES

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## DEMOGRAPHICS

	1 mile	3 mile
Population:	23,736	174,042
Total Households:	8,666	59,412
Average HH Income:	\$76,211	\$67,897
Daytime Employees:	4,969	59,796

## PROPERTY HIGHLIGHTS

- The Grove is surrounded by a variety of luxury town homes and apartments (+8,000 households within 1 mile radius) and the largest commerce park in the region, which includes a foreign trade zone; and has a highly skilled and professional workforce.
- It is just a few minutes away from the Miramar's Town Center, a mixed-use development that includes a Cultural Center, Public Library, Retail, Offices, and Residences.
- Daily Traffic Count : Miramar Pkwy & S. Flamingo Rd 65,726
- Total Building GLA: 32,000 SF 5.17 Acres
- Parking: 250 spaces
- Multi Tenant Outparcel Building up to 5,000 SF—Fronting Flamingo Rd.
- Corner Outparcel For Lease / Build to Suit
- The site layout and charming community make The Grove at Miramar the ideal location for restaurants, coffee & specialty shops or offices Miramar



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SITE PLAN

# The Grove At Miramar



MARKET AERIAL

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